

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/477 Waterfall Gully Road, Rosebud Vic 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$629,000

Median sale price

Median price \$489,000 House Unit X Suburb Rosebud

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Sylvan Dr ROSEBUD 3939	\$645,000	24/11/2017
2	7 Wilgah Rd ROSEBUD 3939	\$633,000	16/10/2017
3	21 Carrathool Av ROSEBUD 3939	\$630,000	22/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms:
Property Type: unit
Agent Comments

Indicative Selling Price
\$629,000

Median Unit Price

Year ending December 2017: \$489,000

Comparable Properties



18 Sylvan Dr ROSEBUD 3939 (REI)

Agent Comments

3 2 2

Price: \$645,000
Method: Private Sale
Date: 24/11/2017
Rooms: 5
Property Type: House



7 Wilgah Rd ROSEBUD 3939 (REI/VG)

Agent Comments

3 2 2

Price: \$633,000
Method: Private Sale
Date: 16/10/2017
Rooms: 7
Property Type: House
Land Size: 539 sqm approx



21 Carrathool Av ROSEBUD 3939 (REI)

Agent Comments

3 2 1

Price: \$630,000
Method: Private Sale
Date: 22/12/2017
Rooms: -
Property Type: House